

## \$170,000 - 3 6506 47 Street, Cold Lake

MLS® #E4423691

**\$170,000**

3 Bedroom, 2.50 Bathroom, 938 sqft

Condo / Townhouse on 0.00 Acres

Tri City Estates, Cold Lake, AB

Welcome to Tristone Villas! Feels like a home with the perks of condo living. Main living area has vaulted ceilings. Kitchen has access to the deck in the back. . 4 piece bath finishes off the main level. Then just up a few stairs to the 2 bedrooms. The primary bedroom has a walk in closet and 2 piece ensuite. The single garage has direct access to the home. This particular unit has a longer driveway, more room for parking. Basement is finished with a family room, bedroom/office area, laundry and bathroom. Great start in the market or as a rental investment. Carpets have been recently cleaned.

Built in 2008

### Essential Information

MLS® #	E4423691
Price	\$170,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	938
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse



Style	Bi-Level
Status	Active

### Community Information

Address	3 6506 47 Street
Area	Cold Lake
Subdivision	Tri City Estates
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0C5

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 3rd, 2025
Days on Market	142
Zoning	Zone 60
Condo Fee	\$371

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 22nd, 2025 at 11:32pm MDT